



Building Consistency Meeting Minutes – 2.7.17 COMMERCIAL

Public Attendance (Contractors, Architects, Engineers): 19

MCCE Staff Attendance: 41

Overview of Today's Agenda

- Today's agenda items: 1 recap, 1 new.
- Today's training topic – Accessibility Q & A. **Cancelled due to illness; will be rescheduled.**

Welcome, Housekeeping, & Customer Service

- Mecklenburg County Code Enforcement is abbreviated as MCCE throughout the minutes.
- Consistency meetings in all trades have adopted a 4-hour format with 2-hours for consistency items and 2-hours allotted for ISO & CE. With regard to staff ISO hours, these meetings & trainings are able to be counted as Technical or Mentoring ISO time if one chooses, but any portion of time counted as one ISO category could not also be counted as any other category. Trade consistency meetings are scheduled as follows:
 - Building Consistency (Comm) – 1st Tuesday of every month @ 8am.
 - Building Consistency (Res) – 1st Wednesday of every month @ 8am.
 - Electrical Consistency – 2nd Wednesday of every month @ 8am.
 - Mechanical Consistency – last Tuesday of every month @ 8am.
 - Plumbing Consistency – last Wednesday of every month @ 8am.
- Reminder of deadline established for topic/question submissions to building consistency team:
 - Third Wednesday of every month.
 - Deadline set to allow team time to research/explain code logic behind decisions.
 - Submit by email to Jeff Vernon, Bldg Code Administrator
jeff.vernon@mecklenburgcountync.gov
 - Submit online:
<http://charmec.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- Training topics for future building consistency meetings, Comm (C) & Res (R). Topics in **bold** are approved to count toward CE credit hours; all topics count toward ISO hours.
 - **Mar 1 - (R) – Deck Construction (Jeff Griffin, Code Enforcement Mgr.)**
 - Mar 7 - (C) – Meeting cancelled due to conflict w/ LUESA University for staff
 - **Apr 4 - (C) – Magtech (David Markle, Product Rep for Magtech & Thermocrete)**
 - Apr 5 - (R) – Wall Bracing (Patrick Biddy, Plans Examiner)
- NCBA Winter Code Seminars:
 - Building
 - 2.20.2017 – Aberdeen
 - 3.13.2017 – Wake Co. (Bldg)
 - 3.27.2017 – Hickory
 - Mechanical
 - 2.21.2017 – Aberdeen
 - 3.28.2017 – Hickory
 - Plumbing
 - 2.22.2017 – Aberdeen
 - 3.29.2017 – Hickory
 - Electrical
 - 2.23.2017 – Aberdeen
 - 3.30.2017 – Hickory



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- Building code qualification classes at CPCC
 - 2017 Mar 24-26; Apr 8 & 9 – Level II
 - 2017 April 28-30; May 12-14 – Level I
 - 2017 July 21-23; Aug 5 & 6 – Level III
 - 2017 Sep 22-24; Oct 7 & 8 – Level II
 - 2017 Nov 17-19; Dec 1-3 – Level I

Commercial Consistency (1 review item, 1 new item) – 2hrs of Tech ISO

1. Open items or unresolved questions from last meeting:

a. Is a crematory the same as an incinerator?

No. Unlike incinerators per Table 508.2.5, Crematories shall have sprinkler protection **OR** be separated from adjacent construction with a 2-hr fire barrier, but they will not require both.

2. What should we be seeing for Energy Code compliance on offices in Storage warehouse occupancies?

- a. Interior spaces where the primary purpose is associated with human comfort, like office spaces, require heating per 1204.1 of the 2012 NC Bldg Code. This requires compliance with the Energy Code and the creation of a thermal envelope around those spaces. If the spaces exist in storage warehouses that are not conditioned, then the thermal envelope will likely exist in both interior & exterior walls.
- b. Per section 101.4.3 of the 2012 NC Energy Code, projects consisting of additions, alterations, renovations, or repairs are req'd to comply with the Energy Code as specified therein. This applies to projects designed under the 2012 NC Bldg Code, the 2015 NC Existing Bldg Code, & the 2012 NC Rehab Code.
 - Per House Bill 201 (2014), projects in bldgs **other than R Occupancies** that received their C.O. prior to Jan 1, 2012 are allowed to comply with the provisions of the 2009 NC Energy Code instead of the 2012 version. (see attached)
- c. Isolated components out of the 2018 NC Energy Code can be used as alternate method (with the proper submittal to the Bldg Code Administrator) prior to the effective date of the 2018 Code b/c it has already been adopted as the next version.
- d. Projects can be designed to meet the U-factor req'mts of Table 502.1.2 instead of the R-factor req'mts.
- e. Projects designed to meet the prescriptive ASHRAE 90.1 prescriptive req'mts shall have those req'mt parameters follow the bldg for life from that point forward; it shall be applied to all trade disciplines and is limited to 30% glazing.
- f. Existing bldgs that are undergoing a tenant renovation already have a C.O. Unless the project is changing the Occupancy classification of the tenant space or the entire bldg, MCCE will only issue a Certificate of Compliance at the completion of the project.
- g. Shell bldgs must meet the req'mts of the 2012 NC Bldg Code (this includes the 2012 NC Energy Code) even though there is no tenant work allowed under shell permits and they do not receive a C.O.
 - The exterior walls & roof can have insulation installed as part of the construction sequencing.
 - Heating systems like unit heaters may be installed to prevent freezing of sprinkler lines.
 - The unit heaters combined with the exterior insulation may be able to maintain interior temperature greater than 50°F, which meets the Energy Code definition of



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“conditioned space”. However, this does NOT meet the interior environment req’mts of 1204.1 for spaces where the primary purpose is associated with human comfort.

- h. Currently blown or batt insulation laying on top of ceiling tiles is not allowed to count toward the thermal envelope req’mts per 502.2.1 of the 2012 NC Energy Code. Billy Hinton of NC DOI is evaluating a proposal relative to blown-in insulation being allowed on top of suspended clg tiles to meet Energy Code req’mts.
 - Solutions to meet roof/ceiling thermal barrier req’mts include framing walls up to roof deck that is already insulated or installing a hard ceiling over the office area, which is allowed to have insulation resting on it.
 - i. Energy modeling, such as through companies like EnergetiCx, is another way to show Energy Code compliance. This method is treated as an **alternate** and reviewed on a case-by-case basis.
3. **Items skipped due to time constraints; these will be revisited at the April meeting:**
- a. Is sleeping unit separation required in an apartment when the bedrooms are leased out individually but the kitchen and living areas are common space for all to use (student housing)?
 - b. What are the Required door widths within dwelling units and sleeping units?
4. **Questions / clarifications / comments from the floor:** None.

Training Topic – Accessibility Q & A – Cancelled

- Presenter: Laurel Wright, Chief Accessibility Code Consultant for NCDOL
- Cancelled due to presenter illness; will be rescheduled.

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
1202 Mail Service Center, Raleigh, NC 27699-1202
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House Bill 201 Impact to the Application of the 2012 NC Energy Conservation Code

Code: 2012 NC Energy Conservation Code
Section: 101.4.3

Date: 08/18/2014

Question:

How does House Bill 201 impact the application of the 2012 NC Energy Conservation Code requirements?

Answer:

House Bill 201 allows an alternate path for energy conservation code compliance for alterations and/or additions to certain existing buildings and structures not classified as Group R occupancy and having received a certificate of occupancy prior to January 1, 2012 allowing the use of the provisions of the 2009 NC Energy Conservation Code in lieu of the provisions of the 2012 NC Energy Conservation Code. The applicable energy conservation provisions of the legislation are identified below and are followed by a more detailed discussion of the application of the provisions.

HB 201 Building Reutilization for Economic Development Act

A BILL ENTITLED:

AN ACT TO AMEND THE APPLICABILITY OF THE ENERGY CONSERVATION CODE TO CERTAIN EXISTING NONRESIDENTIAL BUILDINGS, TO CLARIFY STORMWATER PROGRAM IMPERVIOUS SURFACE CALCULATIONS FOR REDEVELOPMENT, TO CREATE AN EXEMPTION FROM THE NORTH CAROLINA ENVIRONMENTAL PROTECTION ACT FOR THE REOCCUPATION OF AN EXISTING BUILDING OR FACILITY, AND TO AMEND THE STATUTE GOVERNING THE DEPARTMENT OF COMMERCE RURAL ECONOMIC DEVELOPMENT DIVISION.

The General Assembly of North Carolina enacted in part:

PART I. APPLICABILITY OF THE ENERGY CONSERVATION CODE TO CERTAIN EXISTING NONRESIDENTIAL BUILDINGS

SECTION 1. G.S. 143-138 is amended by adding a new subsection to read:

"(b15) Exclusion from Energy Code Requirements for Existing Commercial Buildings. – The alteration of commercial buildings and structures that received a certificate of occupancy prior to January 1, 2012, may be subject to the rules pertaining to energy efficiency and energy conservation that were in effect on December 31, 2011. The addition to commercial buildings and structures that received a certificate of occupancy prior to January 1, 2012, may be subject to the rules pertaining to

energy efficiency and energy conservation that were in effect on December 31, 2011, so long as the addition does not increase the building area of the existing commercial building or structure to more than one hundred fifty percent (150%) of the building area of the commercial building or structure as it was in existence on December 31, 2011. For the purpose of this subsection, the term "commercial buildings and structures" shall include all structures and buildings that are not classified as a Group R occupancy by the Building Code Council."

And the bill contains additional parts not included above since they have no additional bearing on the requirements of the energy conservation code.

Detailed Discussion of the Energy Conservation Provisions

With respect to Part I, Section 1, the legislation allows the permit holder a choice to select either the 2012 NC Energy Conservation Code (2012 NCECC) or the 2009 NC Energy Conservation Code (2009 NCECC) for the applicable energy conservation requirements for projects involving existing buildings and structures that are included within the scope identified in the legislation and also subject to the time constraints identified therein.

The legislation allows the permit holder a choice to apply as an alternative to the 2012 NCECC the energy conservation provisions of the 2009 NCECC for the included scope within the bill given that the certificate of occupancy for the subject existing building and structure was received prior to January 1, 2012. Existing buildings and structures that received a certificate of occupancy on or after January 1, 2012 are always subject to the requirements of the 2012 NC Energy Conservation Code.

With respect to occupancy classification, the scope of this bill does not apply to the inclusion of any "Residential Group R" occupancy as defined in the 2012 NC Building Code, Section 310. All Residential Group R Occupancy classifications are subject to the requirements of the 2012 NC Energy Conservation Code or the 2012 NC Residential Code, as applicable. Then, with respect to Group R occupancy classification, new buildings and structures, alterations to existing buildings and structures, and additions to existing buildings and structures of this occupancy classification are always subject to the requirements of the 2012 NC Energy Conservation Code and the 2012 NC Residential Code, as applicable.

With respect to existing buildings and structures that are not classified as "Residential Group R" occupancy, the bill contains provisions that are applicable to certain alterations to existing buildings and structures and certain additions to existing buildings and structures subject to the time constraints associated with the existing building certificate of occupancy award date.

Given the certificate of occupancy was issued prior to January 1, 2012, alterations to existing buildings and structures that are not Group R occupancy classification are subject to the energy conservation requirements of either the 2009 NCECC or the 2012 NCECC, as elected by the permit holder.

Given the certificate of occupancy was issued prior to January 1, 2012, additions to existing buildings and structures that are not Group R occupancy classification and that do not increase the building area of the existing building or structure to more than one hundred fifty percent (150%) of the building area of the building or structure as it was in existence on December 31, 2011 are subject

to the energy conservation requirements of either the 2009 NCECC or the 2012 NCECC, as elected by the permit holder.

The 2009 NC Energy Conservation Code and the 2012 NC Energy Conservation Code contain definitions for “commercial building” and “residential building” which differs from the Group R occupancy classification that is contained within the 2012 NC Building Code. With respect to the scoping provisions of the legislation, the residential occupancy classification is as defined in the 2012 NC Building Code, Section 310. Discussions during the bill’s development identified that the bill was not targeted to have effect on any Residential Group R occupancy classification as identified in the 2012 NC Building Code, section 310.

Keywords: